

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **SEPTEMBER 27, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 A.M. by *Chair Baily*.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner
Suzanne Davis, Associate Planner
Julie Linney, Fire Department
Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Rachel Bacola, Assistant Planner

PUBLIC HEARING

ITEM 1: 337 Los Gatos Blvd

Architecture and Site Application S-05-116

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence with an accessory structure over 450 square feet in area with reduced setbacks on property zoned R-1D.

APN 529-22-020.

PROPERTY OWNER: Joe and Noelle Masters

APPLICANT: Sandra Paim

1. ***Chair Baily* opened the public hearing.**
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present and had no comments.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - (a) **That the project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.**
 - (b) **As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence that:**
 1. **The Town's housing stock will be maintained.**
 2. **The existing structure has no architectural or historical significance and is not in good condition.**

3. The property owner does not desire to maintain the structure as it exists; the proposed architectural design and detached garage/workshop cannot be accomplished without demolition of the existing house.
 4. The economic utility of the structure is such that the existing house is not viable to remodel and/or relocate on the site.
- (c) That the project is in compliance with the Residential Development Standards for single-family homes (not in hillside residential zones).
- (d) That the considerations in review of an architecture and site application were all made in reviewing this project as required by Section 29.20.150 of the Town Code.
7. *Linney* seconded, motion passed unanimously.
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner